079.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,800 / 758,800
					USE VALUE:	758,800 / 758,800
					ASSESSED:	758,800 / 758,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
216		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINSENMAYER DAVID C
Owner 2:	
Owner 3:	
Street 1:	216 SUMMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DUFFY MARK/ELAINE M -
Owner 2:	-
Street 1:	216 SUMMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,132 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Clapboard Exterior and 1920 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10132.000	302,700		456,100	758,800
Total Card	0.233	302,700		456,100	758,800
Total Parcel	0.233	302,700		456,100	758,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.21 | /Parcel: 395.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

49450

GIS Ref

GIS Ref

Insp Date

10/09/18

!6478!

PREVIOUS ASSESSMENT

Parcel ID: 079.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	302,700	0	10,132.	456,100	758,800	758,800	Year End Roll	12/18/2019
2019	101	FV	237,700	0	10,132.	462,600	700,300	700,300	Year End Roll	1/3/2019
2018	101	FV	237,700	0	10,132.	345,300	583,000	583,000	Year End Roll	12/20/2017
2017	101	FV	237,700	0	10,132.	312,800	550,500	550,500	Year End Roll	1/3/2017
2016	101	FV	237,700	0	10,132.	299,700	537,400	537,400	Year End	1/4/2016
2015	101	FV	224,300	0	10,132.	254,100	478,400	478,400	Year End Roll	12/11/2014
2014	101	FV	224,300	0	10,132.	241,100	465,400	465,400	Year End Roll	12/16/2013
2013	101	FV	224,300	0	10,132.	229,400	453,700	453,700		12/13/2012

PRINT

Date	Time
12/10/20	21:15:10

LAST REV

Date	Time
10/16/18	13:25:20

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUFFY MARK/ELAI	59871-549		8/29/2012		360,000	No	No		
HORNE ARTHUR JA	36082-299		8/8/2002	Family	250,000	No	No		
	21538-110		11/1/1991		99	No	No		A

USER DEFINED

Prior Id # 1:	49450
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
12/4/2008	Meas/Inspect	163	PATRIOT
11/9/2000	Hearing Chag	189	PATRIOT
3/8/2000	Inspected	276	PATRIOT
1/10/2000	Mailer Sent		
1/10/2000	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10132		Sq. Ft.	Site		0	70.	0.64	5			Med. Tr	-10					456,096						456,100	

Total AC/HA: 0.23260 | Total SF/SM: 10132 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 456,096 | Spl Credit | Total: 456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19687498
Const Adj.:	0.99989998
Adj $ / SQ:	155.578
Other Features:	76500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	438735
Depreciation:	136008
Depreciated Total:	302727

COMMENTS

LAND CHANGED TO 10132 2/98 FROM DEED..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

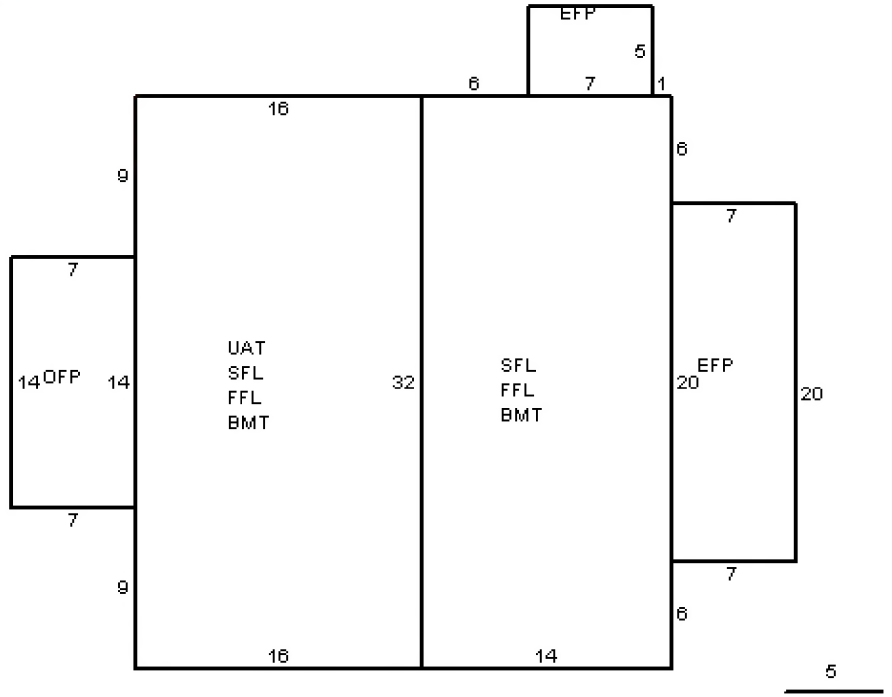
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	46.670	44,807
FFL	First Floor	960	155.580	149,355
SFL	Second Floor	960	155.580	149,355
EFP	Enclos Porch	175	42.780	7,486
UAT	Upper Attic	128	62.230	7,966
OFP	Open Porch	98	33.330	3,267

Net Sketched Area:	3,281			Total:	362,236
Size Ad	1920	Gross Are	3665	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	155.58
Special Features:	0	Val/Su Net:	92.26
Final Total:	302700	Val/Su SzAd	157.66

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	